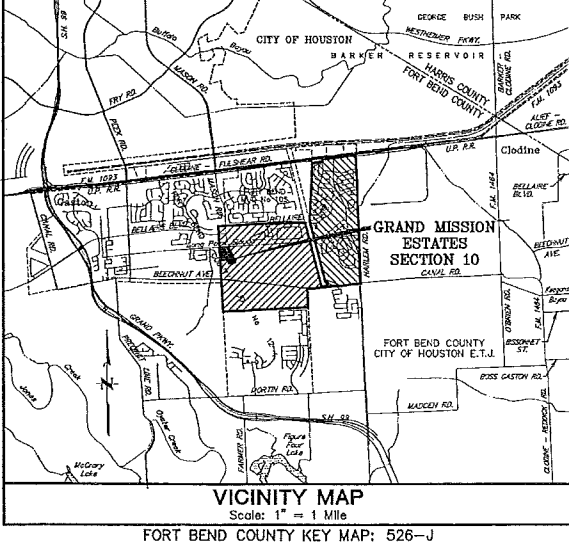
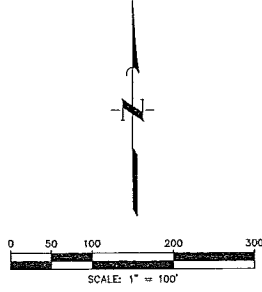


- A** RESTRICTED RESERVE "A"
Restricted to Love/Detention
Purposes Only
4.8591 AC
211,662 Sq Ft
- B** RESTRICTED RESERVE "B"
Restricted to Landscape/Open Space
Purposes Only
0.0322 AC
1,404 Sq Ft
- C** RESTRICTED RESERVE "C"
Restricted to Drainage/Open Space
Purposes Only
0.0842 AC
3,669 Sq Ft
- D** RESTRICTED RESERVE "D"
Restricted to Landscape/Open Space
Purposes Only
0.4122 AC
17,954 Sq Ft



- General Notes
- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and vest in the dedicant, his heirs, assigns or successors.
 - 2) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - 3) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - 4) AE "Aerial Easement"
BL "Building Line"
CF "Clerk's File"
DE "Drainage Easement"
EAM "Easement"
FC "Firm Code"
FBCDR "Fort Bend County Plat Records"
FBCDR "Fort Bend County Dead Records"
FBCDRPR "Fort Bend County Official Public Records of Real Property"
No "Number"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq Ft "Square Feet"
Stm SE "Storm Sewer Easement"
Temp "Temporary"
UE "Utility Easement"
Vol "Volume and Page"
WLE "Waterline Easement"
..... "Set 3/4 inch from, With Cap Stamped 'Colton Surveying' as Per Certification"
 - 5) All easements are centered on lot lines unless shown otherwise.
 - 6) All building lines along street rights-of-way as shown on the plat.
 - 7) Unless otherwise indicated, the building lines (BL), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
 - 8) Single family residential shall mean the use of a lot, with one building and containing not more than two separate units with facilities for living, sleeping, cooking and eating thereon. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. (When applicable)
 - 9) All pipeline easements within the platted area are shown herein.
 - 10) Sidewalks shall be built or caused to be built not less than four feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
 - 11) Grand Mission Estates Sec 10 lies within lighting zone L23 according to the "Order for Regulation of Outdoor Lighting".
 - 12) The top of all floor slabs shall be a minimum of 95.5 feet above mean sea level. Regardless of the minimum slab elevation shown, the top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
 - 13) The coordinates shown herein are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.9998514799
 - 14) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
 - 15) All property to drain into the drainage easements only through an approved drainage structure.
 - 16) All drainage easements to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of drainage facility.
 - 17) According to map no. 48157C0105J of the Federal Emergency Management Agency's flood insurance rate maps for Fort Bend County, dated January 3, 1997, the subject tract is situated within the following three zones: Unshaded Zone "X", defined as areas determined to be outside the 500 year flood plain; Shaded Zone "X", defined as areas of 500 year flood, areas of 100 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100 year flood and Zone "AE", defined as special flood hazard areas inundated by 100 year flood with base flood elevations determined. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - 18) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
 - 19) A minimum distance of 10' shall be maintained between residential dwellings.

LINE	BEARING	DISTANCE
L1	S83°14'55"W	2.04'
L2	S58°47'58"E	60.00'
L3	S71°42'11"W	46.62'
L4	S54°53'33"W	45.64'
L5	N35°06'27"W	111.33'
L6	N50°06'27"W	11.21'
L7	S54°53'33"W	42.99'
L8	S65°24'19"W	94.41'
L9	S74°35'12"W	15.52'
L10	N16°30'25"W	103.23'
L11	N41°21'08"W	20.00'
L12	N33°01'17"E	20.00'
L13	N03°08'37"W	129.21'
L14	N48°10'07"W	5.14'
L15	N57°23'18"W	102.32'
L16	N19°16'59"E	21.21'
L17	N23°25'45"E	20.19'
L18	N09°00'18"W	21.47'
L19	N08°21'45"E	118.18'
L20	N64°16'59"E	37.17'
L21	N85°19'43"W	43.57'
L22	N83°18'05"W	43.26'
L23	N51°43'14"W	43.26'
L24	N35°06'22"W	43.26'
L25	N20°04'55"W	43.44'
L26	N69°03'58"E	50.92'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	89°00'47"	38.84'	S18°47'22"W	35.09'	24.58'
C2	25.00'	91°04'54"	39.74'	S71°15'28"E	35.69'	25.47'
C3	2450.00'	0°40'02"	327.83'	S21°53'00"E	327.61'	164.17'
C4	25.00'	91°17'20"	39.83'	S27°35'41"W	35.75'	25.57'
C5	830.00'	18°20'48"	201.73'	S84°03'57"W	200.87'	101.74'
C6	50.00'	85°07'35"	74.29'	N05°35'05"E	87.64'	45.92'
C7	1200.00'	0°32'16"	70.44'	N61°31'10"E	70.41'	35.23'
C8	850.00'	28°05'48"	387.15'	N72°53'10"E	383.81'	198.93'
C9	300.00'	90°55'19"	476.07'	N48°36'17"W	427.66'	304.87'
C10	55.00'	89°57'00"	86.35'	N41°49'53"E	77.75'	34.95'
C11	350.00'	9°20'36"	64.77'	N59°22'19"W	61.09'	36.73'
C12	700.00'	20°59'50"	258.53'	N75°11'04"E	255.10'	129.72'
C13	1200.00'	0°74'47"	158.75'	N07°02'50"E	158.64'	79.49'
C14	25.00'	80°52'17"	35.29'	N45°51'37"E	32.43'	21.30'
C15	23.00'	81°17'03"	35.47'	N32°41'11"W	32.57'	21.46'
C16	25.00'	118°12'09"	51.59'	N81°21'36"E	42.90'	41.77'
C17	50.00'	255°37'18"	223.07'	N49°55'50"W	79.00'	64.43'
C18	25.00'	118°12'09"	51.59'	N18°46'44"E	42.90'	41.77'
C19	25.00'	30°29'22"	13.30'	N18°23'18"W	13.15'	6.81'
C20	50.00'	150°55'44"	131.71'	N41°49'53"E	96.80'	192.84'
C21	25.00'	30°29'22"	13.30'	N77°56'56"W	13.15'	6.81'
C22	25.00'	94°26'43"	41.21'	N72°56'22"W	36.70'	27.02'
C23	25.00'	89°26'12"	39.02'	N19°00'05"E	35.16'	24.76'
C24	25.00'	95°19'50"	41.80'	N21°52'54"E	36.95'	27.44'
C25	25.00'	46°03'09"	19.66'	N76°08'23"W	19.16'	10.37'
C26	50.00'	26°35'05"	231.77'	N08°24'21"W	73.38'	54.01'
C27	25.00'	40°51'42"	17.43'	N61°13'58"E	17.43'	8.37'
C28	25.00'	85°26'52"	37.28'	N68°26'27"W	33.92'	23.09'

PLAT RITAC 2812897462
27 PGS
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dianne Wilson
2012 Aug 29 12:37 PM
DR \$4,008.00
Dianne Wilson COUNTY CLERK
FT BEND COUNTY TEXAS

GRAND MISSION ESTATES SEC 10

A SUBDIVISION OF 23.09 ACRES OF LAND
OUT OF THE
JOHN FREDERICK SURVEY, A-171
FORT BEND COUNTY, TEXAS
82 LOTS 4 RESERVES 3 BLOCKS
JULY 2012

OWNER/DEVELOPER:
688 PARTNERS, L.P.
7676 WOODWAY, SUITE 104
HOUSTON, TEXAS 77063
(713) 952-6767

OWNER/DEVELOPER:
Lennar Homes of Texas Land and
Construction, Ltd.
550 Greens Parkway, Ste 100
Houston, Texas 77067
(281) 874-8465

ENGINEER:
JC JONES & CARTER, INC.
ENGINEERS & PLANNERS - SURVEYORS
Texas Board of Professional Engineers Registration No. P-439
6535 Cotton Rd., Suite 100 Houston, Texas 77051 (713) 771-9392

SURVEYOR:
COTTON SURVEYING
COMPANY
8536 Buffton, Suite 103
Houston, Texas 77061

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

We, 688 Partners, L.P., acting by and through Gary R. Tesch, President, and Lennar Homes of Texas and Construction, Ltd., a Texas limited partnership, d/b/a Friendswood Development Company, acting by Lennar Texas Holding Company, a Texas corporation, its General Partner acting by and through John W. Hammond, Vice President, owners of the 23.09 acre tract described in the above and foregoing map of Grand Mission Estates Sec 10, do hereby make and establish said subdivision and development plat of said property according to all laws, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, paths, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted, herein, whereby each aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted herein, whereby each aerial easement totals thirty feet (30' 0") in width.

FURTHER, We do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon (or the placement of mobile homes) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, I (or we) do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bays, creek, gulches, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any time and at all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent Amendments.

IN TESTIMONY WHEREOF, 688 Partners, L.P., has caused these presents to be signed by Gary R. Tesch, and Lennar Texas Holding Company has caused these presents to be signed by John W. Hammond, Vice President hereunto authorized this 20th day of June, 2012, and this 18th day of June, 2012.

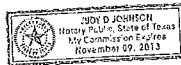
688 Partners L.P.
By: Gary R. Tesch
Gary R. Tesch, President

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
a Texas limited partnership,
d/b/a FRIENDSWOOD DEVELOPMENT COMPANY
By: John W. Hammond
John W. Hammond, Vice President

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Gary R. Tesch, President of 688 Partners, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of June, 2012.



Judy D. Johnson
Notary Public in and for the State of Texas
My Commission Expires 11-29-2013

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared John W. Hammond, Vice President of Lennar Texas Holding Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18th day of June, 2012.



Monica D. Vega Duffield
Notary Public in and for the State of Texas
My Commission Expires 02-23-2016

This is to certify that the Houston Planning Commission for the City of Houston, Texas has approved this plat and subdivision of Grand Mission Estates Sec 10 in conformance with laws of the State of Texas and the ordinances of the City of Houston as shown hereon

and authorized the recording of this plat this 16 day of July, 2012.

By: Mark A. Kikerny
Mark A. Kikerny, Chair or M. Sonny Corzo, Vice Chairman

By: Martene L. Golfrick
Martene L. Golfrick, Secretary



THE STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Dianne Wilson, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on August 29, 2012, at 12:37 o'clock PM, in Plot Number(s) 20120179 of the Plat Records of said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Dianne Wilson
Dianne Wilson
Fort Bend County, Texas
By: Dalia Amaraz
Dalia Amaraz, Deputy



I, Richard W. Stollie, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intersecting drainage artery or parent stream or any other area or subdivision with which the watershed.

Richard W. Stollie
Richard W. Stollie, P.E.
Fort Bend County Engineer Date

I, Cynthia A. Fields, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.



Cynthia A. Fields
Cynthia A. Fields, P.E.
Professional Engineer No. 82569

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this 28th day of August, 2012.

Richard Mayhew
Richard Mayhew
Commissioner, Precinct 1

Grady Prestage
Grady Prestage
Commissioner, Precinct 2

Robert E. Hebert
Robert E. Hebert
County Judge

Andy Meyers
Andy Meyers
Commissioner, Precinct 3

James Patterson
James Patterson
Commissioner, Precinct 4

CERTIFICATE FOR SURVEYOR

I, Steven A. Jones, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angles, points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) rods have an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet or found as shown hereon; and that the plat boundary corners have been tied to the nearest survey corner.

Steven A. Jones
Steven A. Jones
Texas Registration No. 5317



PLAT ATTACHED 2012037462
27 PGS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson
2012 Aug 29 12:37 PM 20120179
DO \$4,600.00
Dianne Wilson COUNTY CLERK
FT BEND COUNTY TEXAS

GRAND MISSION ESTATES SEC 10

A SUBDIVISION OF 23.09 ACRES OF LAND

OUT OF THE

JOHN FREDERICK SURVEY, A-171

FORT BEND COUNTY, TEXAS

82 LOTS

4 RESERVES

3 BLOCKS

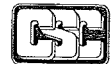
JUNE 2012

OWNER/DEVELOPER:
688 PARTNERS, L.P.
7676 WOODWAY, SUITE 104
HOUSTON, TEXAS 77063
(713) 952-6767

OWNER/DEVELOPER:
Lennar Homes of Texas Land and
Construction, Ltd.
550 Greens Parkway, Ste 100
Houston, Texas 77057
(281) 874-8465

ENGINEER:
J.C. JONES & CARTER, INC.
ENGINEERS-PLANNERS-SURVEYORS
Texas Board of Professional Engineers Registration No. F-412
6335 Gulf Freeway, Suite 100 Houston, Texas 77061 (713) 779-1507

SURVEYOR:



COTTON SURVEYING
COMPANY
6336 Gulf Freeway, Suite 103
Houston, Texas 77061

SHEET 2 OF 2